## TEXAS AVENUE CORRIDOR STUDY PROPERTY INVENTORY SURVEY FORM

Property ID: R39132

Property Information	)n		
property address:	MARY LAKE		
legal description:	RIDGECREST, BLOCK 1,	LOT 1 (PART OF)	
owner name/address:	DABBS, DON D		
	PO BOX 786		
	BRYAN, TX 77806-0786		
full business name:	Chever		
land use category:	Commercial - perhal	type of business:	
current zoning:		occupancy status:	
lot area (square feet):	7300	frontage along Texas Avenue (feet):	
lot depth (feet):	*	sq. footage of building:	
		min. lot depth standards  min. lot wi	77.77.39.31.31.31
			AUT DECEMBER (A)
Improvements		E william	
# of buildings:	building height (feet):	# of stories:	
type of buildings (spec	cify):		
building/site condition	r:		
			***************************************
buildings conform to r	ninimum building setbacks:	yes □ no (if no, specify)	
	-	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
approximate construct	ion date: accessible to t	he public: Eyes □ no	
		ralks along Texas Avenue: □ yes bono	
other improvements:	Lyes □ no (specify) <u>Cas</u>	and along rexas Avenue. If yes a no	
omer improvements.	cyes a no (specify)	(pipe fences, decks, carports, swimming	g pools, etc.)
Freestanding Signs			,,
gyes □ no		- 49	
		□ dilapidated □ abar	idoned in-use
	type/material of sign:		
overall condition (spec			
removal of any dilapida	ated signs suggested?   yes  y	no (specify)	
Off-street Parking			
	narkina enanae etrinado m	Trac Man Hafamilahia aff ann	/~
		yes no # of available off-stree	it spaces:
one open aspilate	concrete 🗆 othersuff		
		icient off-street parking for existing land	ise: □ yes □ no
overall condition:			
end islands or bay divid	ters: □ yes ■ no:	landscaped is	lands: □ yes 🄏 no

Curb Cuts on Texas Avenue
how many: 2 curb types: 1/2 standard curbs □ curb ramps curb cut closure(s) suggested? □ yes 1/2 no
if yes, which ones:
meet adjacent separation requirements:   yes no meet opposite separation requirements:   yes no
Landscaping
□ yes no (if none is present) is there room for landscaping on the property? □ yes no
comments: All Post Decembra
Outside Storage
yes one (specify)(Type of merchandise/material/equipment stored)
(Type of merchandise/material/equipment stored)
dumpsters present: Syes $\square$ no are dumpsters enclosed: Syes $\square$ no
Miscellaneous
is the property adjoined by a residential use or a residential zoning district?
□ yes □ no (circle one) residential use residential zoning district
is the property developable when required buffers are observed?
if not developable to current standards, what could help make this a developable property?
accessible to alley: gyes no
Other Comments: